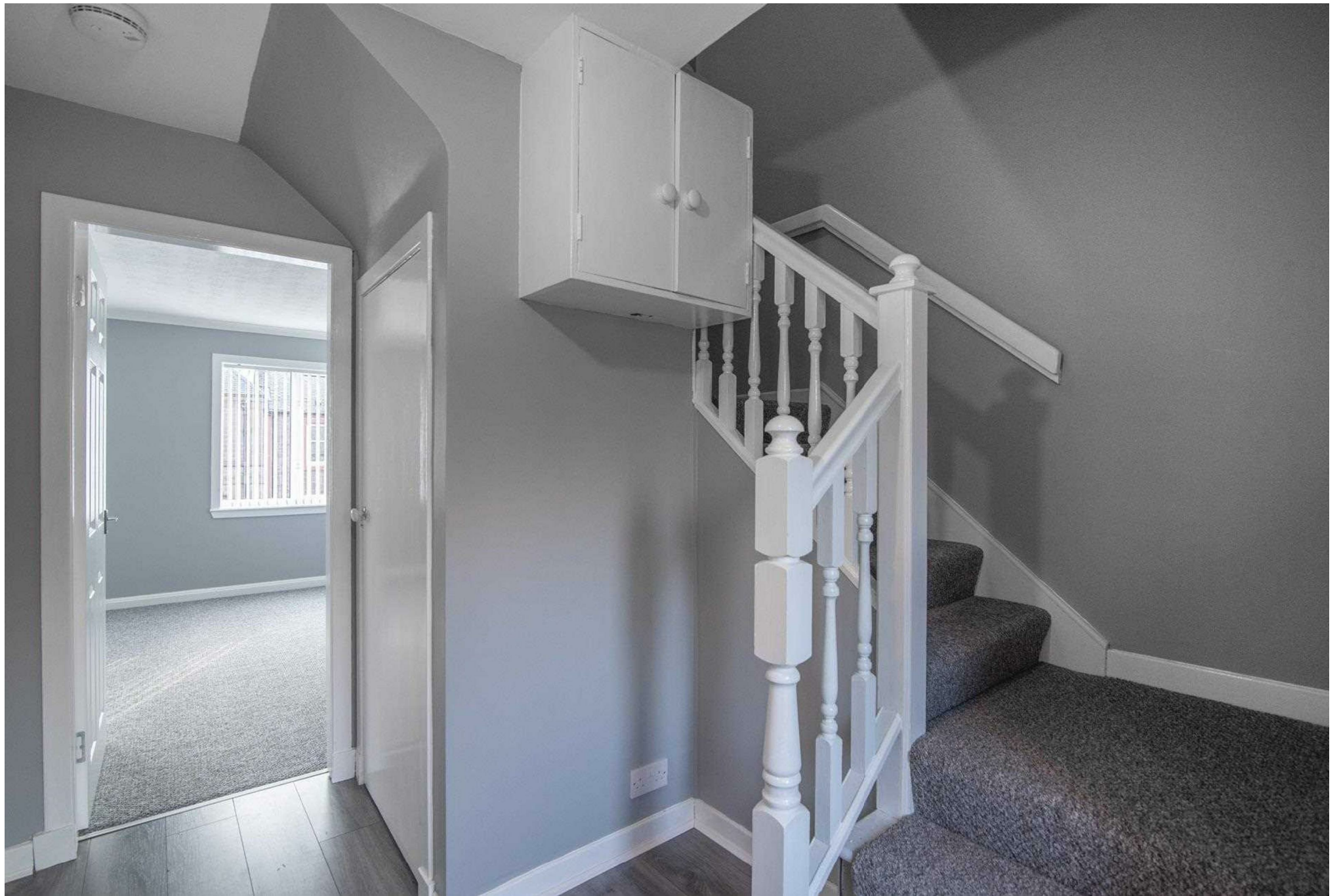


22A HIGH STREET, TILlicoultry FK13 6AE

HARPER & STONE
ESTATE & LETTING AGENTS





22A HIGH STREET

TILlicoulTRY, CLACKMANNANSHIRE FK13 6AE

PROPERTY FEATURES

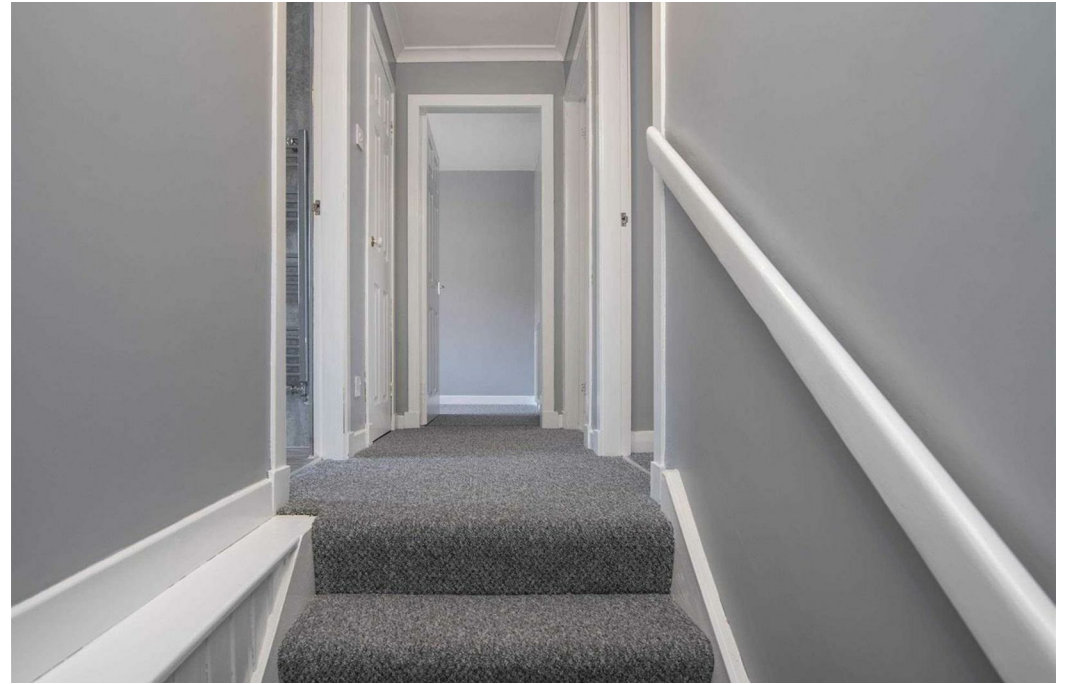
- 3 Bedroom upper flat
- Well equipped kitchen with ample storage
- Spacious lounge and dining area
- Modern family bathroom
- Two generous double bedrooms
- Single bedroom with fitted wardrobe
- Central location close to local amenities and schools
- Unfurnished

Harper and Stone are delighted to bring 22A High Street, Tillicoultry to the rental market. This spacious and well presented upper flat offers comfortable family accommodation arranged over two levels, with three well proportioned bedrooms, a bright living and dining area, and a modern family bathroom. Ideally positioned in a central location, the property is within easy walking distance of local amenities, schools and everyday conveniences, while also benefiting from lovely views towards the Ochil Hills.

Access to the property is gained via a shared entrance stairwell, the property opens into a bright hallway which sets the tone for the rest of the property. The spacious kitchen benefits from plenty of cupboard storage. The kitchen is equipped with an electric oven and hob, with additional space for a washing machine. A particular highlight is the lovely outlook towards the Ochil Hills.

The bright and generously sized lounge and dining area provides an excellent space for relaxing and entertaining. Built-in shelving to the rear wall adds both character and practical storage.







22A HIGH STREET

Upstairs the property offers three well proportioned bedrooms alongside a contemporary family bathroom. The modern family bathroom is finished in a clean, contemporary style and features a bath with over bath shower, pedestal sink and a WC.

Bedroom one and two are both generous doubles, while the third bedroom is a comfortable single and benefits from a fitted wardrobe and attractive views towards the Ochil Hills.

Externally, residents have access to a shared drying green and communal bin storage, with on street parking available nearby.

With its generous accommodation and convenient central location 22A High Street offers an excellent opportunity for those seeking a comfortable three bedroom rental home in Tillicoultry.

Council Tax Band A
EER Band C

LARN 1811005
LANDLORD REGISTRATION NUMBER
1186697/150/13022, 1186699/150/13022

Pets Considered
No HMO's
Non-smokers only

Please contact Harper & Stone for more details on 01259 238 938 or email us at rentals@harperstone.co.uk

Tillicoultry is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available within the town and secondary schooling is nearby at Alva Academy. The renowned Dollar Academy is just 5 minutes' drive in the next village. The town has a host of amenities including a general store, post office, butchers, beauty salon and hairdressers, cafes, opticians, a variety of takeaway restaurants and local pub. In addition, Sterling Mills Shopping Village is centrally located.

